

AUSTIN LVG TRUST/AUSTIN NELDA N TRUSTEE
85309 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

36-2N-27-525P-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	08	SHT VINYL 40		
Air Condition	01	NONE 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories Units	1.	1. 100 0 100		
BUD8 Adjustme	04	DIST 01 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	26,950
FOP	32	30	10	234
FOP	50	30	15	351
FSP	153	60	92	2,152
FSP	180	60	108	2,527
FST	120	65	78	1,825
TOTALS	1,687		1,455	34,038

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	1,548.00	SF	5.20	5.20	100	1989	1989	3	57	4,588	
2	0940	SHEDS/PORT	0 100	20	8	160.00	SF	20.10	20.10	100	1989	1989	3	20	643	
3	0680	POLE SHED	0 100	8	9	72.00	SF	10.00	10.00	100	1989	1989	3	20	144	
4	0680	POLE SHED	0 100	18	16	288.00	SF	10.00	10.00	100	1989	1989	3	20	576	
5	0940	SHEDS/PORT	0 100	8	16	128.00	SF	30.00	30.00	100	1995	1995	3	20	768	
6	0680	POLE SHED	0 100	6	16	96.00	SF	10.00	10.00	100	1995	1995	3	23	221	
7	0680	POLE SHED	0 100	6	16	96.00	SF	10.00	10.00	100	1995	1995	3	23	221	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE

01/31/2020

BY

NWA

Total Acres:

0.00

Total Land Value:

170,000

Market:

0

Agricultural:

0

Common:

170,000

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,455	111.4000	77.98	113,461	1980	1980		0		0 70.00	30.00

1 M/H 93- - 100% - 2008

Heated Area: 1152

HX Base Yr

10

12

10

12

FST

2009

10

14

10

18

FSP

2009

10

10

5

10

FOP

2009

24

30

15

33

BAS

1993

17

17

9

4

FSP

2009

8

4

8

4

FOP

2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1128	5/08/2008	WD	U	I	01	100

GRANTOR:AUSTIN WALTER A & NEL

GRANTEE:AUSTIN WALTER A & N

0706/15016/10/1994WDUI1013,000

GRANTOR:SHEFFIELD WM F ETAL

GRANTEE:AUSTIN WALTER & NEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=2009] N10 W4 FOP=[YR=2009] N5 W10 S5 E10 \$ W14 FST=[YR=2009] W12 S10 E12 N10 \$ S10 E18 \$ W30 S24 E15 FSP=[YR=2009] S9 E17 N1 FOP=[YR=2009] E4 N8 W4 S8 \$ N8 W17 \$ E33 N24 \$.

NASSAU COUNTY PROPERTY

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